

DECLARATION OF SERVICE OF MAILING

I, Kerri Deutsch, state and declare as follows:

That on the 15 day of June, 2021, I deposited in the mail of the United States a sealed envelope containing a public hearing notice, decision or recommendation with postage prepaid addressed to the adjacent property and/or parties of record in the below entitled application or petition:

Notice of Application - ISD HS #4 & ES #17
File #'s: PRJ 19-00008, AAS20-00012, AAS21-00001, AAS21-00002;
AAS21-00005, AAS21-00006, site plan, vicinity map

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed on the 15 day of June, 15 at ISSA, Washington.

Kerri Deutsch

Printed Name

Kerri Deutsch

Signature

CITY OF
ISSAQUAH
WASHINGTONCommunity Planning & Development
Department1775 12th Ave. NW, P.O. Box 1307

Issaquah, WA 98027

425-837-3100 CPD@issaquahwa.gov

Notice of Application

Project Name: Issaquah School District High School #4
and Elementary School #17

Application: May 21, 2021

Application Complete: June 10, 2021

Notice of Application: June 16, 2021

Notice of Application Public Comment Period:

June 16, 2021 – June 30, 2021

(See Public Comment below for more information)

PROJECT INFORMATION

File Number(s): PRJ19-00008, AAS20-00012, AAS21-00001,
AAS21-00002, AAS21-00005, AAS21-00006

Project Description: Construction of a new high school and elementary school campus including sports facilities, parking garage structured and surface parking, and related improvements. File AAS20-00012 was revised. The Applicant submitted new requests for Administrative Adjustments of Standards for modification of tree retention requirements, authorization of shared parking between on-campus uses, modification of nonmotorized pathway requirements, and modification of pedestrian connections on the 228th Ave SE street frontage. (See Site Plan)

Project Location: 4221 228th Avenue SE (See Vicinity Map)

Size of Subject Area in Acres: 40.79 **Sq. Ft.:** 1,776,812.4

Applicant: Todd Sawin, PE of AHBL

2215 N 30th Street, Tacoma, WA 98403

Phone: 425.284.9662; Email: tsawin@ahbl.com

Decision Maker: City Council (Public Hearing and Recommendation at Development Commission)

Required City Permits: MSP, SDP, construction permits

Required City Permits, Not Part of this Application: Building Permit, Site Work Permit, related construction permits

Required Studies: Wetland Study; Arborist Report; Geotechnical Report; Parking Study; Stormwater TIR; Traffic Study

Existing Environmental Documents Relevant to this

Application: Wetland Study; Arborist Report; Geotechnical Report; Landslide Hazard Assessment; Noise Study; Preliminary Stormwater TIR; Traffic Study

REGULATORY INFORMATION

Zoning: CF-F - Community Facilities - Facilities

Comprehensive Plan Designation: Community Facilities

Consistent with Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency: IMC

18.07.480 (Community Facilities); IMC 18.07.580-660 (Master Site Plan); IMC 18.04.450 (Site Development Permit)

CITY CONTACT INFORMATION

Project Planner: Cristina Haworth, Planning Consultant

Phone Number: 425.739.7959

E-Mail: cristinah@issaquahwa.gov

PUBLIC COMMENT

Application documents are available at the City's website: issaquahwa.gov/development. Click on the parcel or locate by address, then select "View Related Documents and Permits" to see the available submittals. Due to public health directives promulgated by the State of Washington, City Hall is closed and the application is not available to review in person.

Public comments are accepted until the end of the open record predecision public hearing at the Development Commission. Submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Development Services Department

P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to cristinah@issaquahwa.gov.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner (contact information provided below) and request to become a Party of Record.

Notice is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

PUBLIC HEARING:

The City Council is the decision maker for the applications, after an open record predecision public hearing held by the Development Commission. **Date and time of the hearing has not been set.** A follow up notice will be sent to property owners within 300 feet and to parties of record to notify them of the meetings.

Community Planning & Development Department:

Phone Number:

425.837.3100

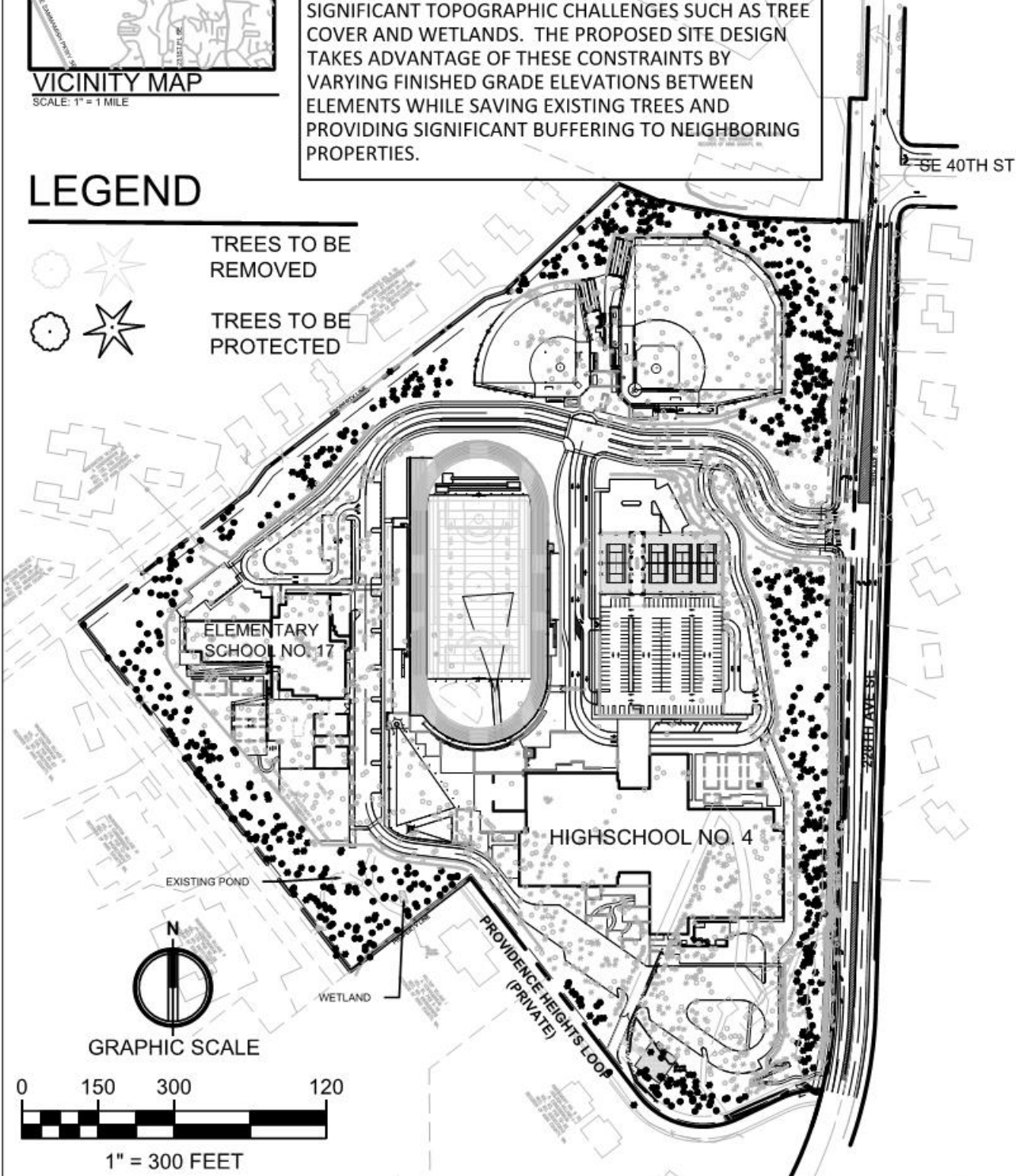
E-Mail:

CPD@issaquahwa.gov



THIS PROJECT WILL CONSTRUCT A NEW HIGH SCHOOL BUILDING, ELEMENTARY SCHOOL BUILDING, AND SUPPORTING SITE FEATURES INCLUDING BUT NOT LIMITED TO TRACK AND SPORTS FIELDS, TENNIS COURTS, AND PLAYGROUNDS. THE EXISTING SITE HAS BEEN PREVIOUSLY DEVELOPED AND EXISTING BUILDINGS HAVE BEEN REMOVED. THE SITE HAS SIGNIFICANT TOPOGRAPHIC CHALLENGES SUCH AS TREE COVER AND WETLANDS. THE PROPOSED SITE DESIGN TAKES ADVANTAGE OF THESE CONSTRAINTS BY VARYING FINISHED GRADE ELEVATIONS BETWEEN ELEMENTS WHILE SAVING EXISTING TREES AND PROVIDING SIGNIFICANT BUFFERING TO NEIGHBORING PROPERTIES.

LEGEND



2215 North 30th Street,
Suite 300,
Tacoma, WA 98403
253.383.2422 TEL
253.383.2572 FAX

ISSAQUAH HIGH SCHOOL NO. 4 & ELEMENTARY SCHOOL NO. 17 PROPOSED SITE PLAN

JOB NO:
2180412.10
DATE: 06.08.2021

EX-1.0